

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ANZUONI, STEVEN M & TRACY						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
540 MAIN STREET SUITE 9 HYANNIS MA 02601						COMMERC.	3430	458,300	458,300	
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin DMS;DV		Plan Ref. 626/24-27, 629/52						
BID Parcel		02:Average		Land Ct#						
ResExpt Q				#SR						
#DL 1		UNIT 9		Life Estate						
#DL 2		BLDG 2		PP STATU						
GIS ID		F_987060_2700229		Assoc Pid#						
						Total		458,300	458,300	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ANZUONI, STEVEN M & TRACY		35297 272	08-09-2022	Q	I	465,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
SNOW, JOHN C & MARGUERITE TRS		29897 0057	08-30-2016	U	I	1	1F	2023	3430	443,800	2022	3430	443,800	2021	3430	443,800	
SNOW, JOHN C		23230 0144	10-24-2008	U	I	420,000	1P										
540 MAIN LLC		23032 0303	07-09-2008	U	I	1	1B										
						Total		443,800	Total		443,800	Total		443,800	Total		443,800

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			0.00															
ASSESSING NEIGHBORHOOD													APPRAISED VALUE SUMMARY					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						458,300		
0003								HYAN		Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						0		
										Appraised Land Value (Bldg)						0		
										Special Land Value						0		
										Total Appraised Parcel Value						458,300		
										Valuation Method						C		
										Total Appraised Parcel Value						458,300		

BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
200804513	08-22-2008	CM	Commercial	50,000	06-30-2009	100	06-30-2009	INT. UNIT 9 INS. CO.	07-18-2023	AG	22		22	Change of Address	
									05-19-2023	LP			20	Sale Review	
									04-30-2020	GM	04		FR	Field Review	
									07-31-2019	CK	22		22	Change of Address	
									03-12-2010	TP	03		16	In Office Review	
									06-10-2009	MA	22		22	Change of Address	

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	3430	OFF CONDO M-	SPLI	4		0 SF	522,500.00	1.00000	5	1.00	0003	1.000		0.0000	522,500	0		
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	56	Condo Office			
Model	06	Com Condo			
Bedrm Func	B-	Custom Minus			
Stories	1	1 Story			
Occupancy					
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	0				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	11				
Bath Style					
Kitchen Style					
Master Deed L	2203				
Bath Split	00	0 Full-0 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					

**BAS
(2,203 sf)**

CONDO DATA			
Parcel Id	106477	C 106	Ownr 2.7
	540 MAIN ST	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit			100

COST / MARKET VALUATION	
Building Value New	595,146
Year Built	1962
Effective Year Built	1990
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
Cns Sect Rcnld	458,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,203	2,203	2,203	270.15	595,146	
Ttl Gross Liv / Lease Area		2,203	2,203	2,203		595,146	

